



**2024-004766**  
**Klamath County, Oregon**  
06/13/2024 08:44:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paul Alan Dunkelberger

4140 Cedar St.

Eureka, CA 95503

Until a change is requested all tax statements shall be sent to the following address:

Paul Alan Dunkelberger

4140 Cedar St.

Eureka, CA 95503

File No. 636867AM

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### STATUTORY WARRANTY DEED

**Lawrence Kurtz and Jolene Janel Wuest, who acquired title as Janel Wuest, as Tenants by the Entirety, as to Lot 17, and Lawrence Kurtz and Jolene Janel Wuest, who acquired title as Janel Wuest, as to Lot 18,**

Grantor(s), hereby convey and warrant to

**Paul Alan Dunkelberger,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 17 and 18 Block 116, Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$24,500.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of June, 2024.

*Lawrence Kurtz*

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Lawrence Kurtz

*Jolene Janel Wuest*

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Jolene Janel Wuest

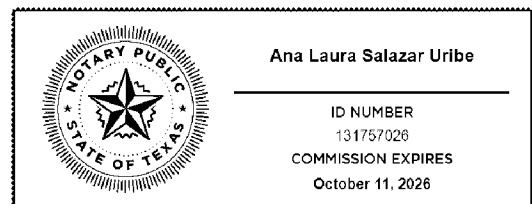
State of Texas } ss  
County of Harris }

On this 12 day of June, 2024, before me, Ana Laura Salazar Uribe, a Notary Public in and for said state, personally appeared Lawrence Kurtz and Jolene Janel Wuest, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Ana Laura Salazar Uribe*

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Notary Public for the State of Texas  
Residing at: County of Harris  
Commission Expires: 10/11/2026



Electronically signed and notarized online using the Proof platform.